

MINUTES OF THE
EAST COVENTRY TOWNSHIP BOARD OF SUPERVISORS
MEETING HELD ON SEPTEMBER 12, 2005
(Approved October 3, 2005)

The Board of Supervisors held their regular monthly meeting on Monday, September 12, 2005. Present for the meeting were supervisors Robert Preston, David K. Leinbach, W. Atlee Rinehart, John Doering, Jr. and Timothy Roland. Also, in attendance were John A. Koury, Jr., Township Solicitor and Casey LaLonde, Township Manager and Brady Flaharty of ARRO Consulting, Inc. Mr. Preston called the meeting to order at 7:00 p.m. and the pledge was recited.

1. MINUTES

Minutes of August 15, 2005

Mr. Rinehart moved to approve minutes of the August 15, 2005 workshop meeting as amended. Mr. Leinbach seconded the motion. The motion carried. Mr. Roland abstained due to his absence at the August 15, 2005 workshop meeting. Amendments being under subheading, Buckwalter Road Sewer Study, in the third sentence note that Mr. Leinbach was inquiring about a payment schedule from EDM; under subheading, Zoning Ordinances, in the third paragraph state that the hearing notice and map was posted at 'fifteen to twenty' locations; under subheading, Additional Items Brought Before the Board, in the sixth paragraph add Mr. Moyer's address which is 295 Ellis Woods Road; under subheading, in the eleventh paragraph Mr. Leinbach moved to 'issue U/O's for the Orchard Ridge Apartments units.

Minutes of August 1, 2005

Mr. Leinbach moved to approve the second draft of the minutes of the August 1, 2005 monthly meeting as presented. Mr. Doering seconded the motion. The motion carried unanimously.

2. PUBLIC COMMENTS

Mrs. Mary Ann Keen noted there are weeds and thistle on Marvin Colona's property. The Township Manager noted citations have been placed on Mr. Colona's property and he has been cited.

Mr. David Heim complained of weeds at the Blossom Meadows II site.

Mr. Bill Conver of Conver and Smith Engineering, Inc. was present to represent Mr. Benjamin Freigh, Jr. to convey Mr. Freigh's financial concerns regarding road widening of the Freigh Subdivision. The Board of Supervisors requested that Mr. Freigh submit a brief financial summary. Mr. Leinbach suggested Mr. Doering and Mr. Roland be provided copies of the Freigh Subdivision plan so they may review.

3. REPORTS

Reports from Various Departments and Committees

Mr. Leinbach requested the Township Engineer and Driveway Inspector inspect the sidewalks at Meadowbrooke Hunt. Mr. Leinbach moved to support the Driveway Inspector's

denial of the additional driveway at Meadowbrooke Hunt. Mr. Roland seconded the motion. The motion carried unanimously.

It was requested the completed projects be removed from the Engineer's Report.

Mr. Leinbach moved to approve the reports from various departments and committees as noted. Mr. Doering seconded the motion. The motion carried unanimously.

Fund Balances Report

| Fund | Checking | Money Market | CDs | Total |
|-------------------------|-----------------|---------------------|------------|---------------------|
| General | \$7,229.28 | \$277,873.96 | | \$285,103.24 |
| Capital Reserve | | \$21,064.31 | | \$21,064.31 |
| Highway Aid | \$914.02 | \$110,718.10 | | \$111,632.12 |
| Sanitary Sewer | \$431.69 | \$4,276.36 | | \$4,708.05 |
| Traffic Impact Fee Fund | \$1,000.00 | \$245,682.69 | | \$246,682.69 |
| Police Safety | \$2,706.67 | | \$2,500.93 | \$5,207.60 |
| Water Users | \$6,104.40 | | | \$6,104.40 |
| TOTAL | | | | \$680,502.41 |

Mr. Doering moved to approve the fund balances report. Mr. Leinbach seconded the motion. The motion carried unanimously.

Budget Summary Report and \$1M Loan Expenditures Report

Mr. Leinbach moved to approve the budget summary report and the loan expenditures report. Mr. Roland seconded the motion. The motion carried unanimously.

4. SUBDIVISION AND LAND DEVELOPMENTS

Project: Blossom Meadows II Applicant: All County Partnership

Mr. Leinbach moved to authorize the Township Engineer to perform an inspection for Escrow Release No. 7 for Blossom Meadows II. Mr. Doering seconded the motion. The motion carried unanimously.

Project: Blossom Meadows I Applicant: All County Partnership

Mr. Doering moved to authorize the Township Engineer to perform an inspection for Escrow Release No. 5 for Blossom Meadows I. Mr. Leinbach seconded the motion. The motion carried unanimously.

Project: Eckhart Subdivision Applicant: Brandie Layne Associates

Mr. Leinbach moved to approve Escrow Release No. 7 for the Eckhart Subdivision for the amount of \$3,382.28. Mr. Roland seconded the motion. The motion carried unanimously.

Project: Woodcrest Estates Applicant: The Nolen Group

Mr. Leinbach moved to approve Escrow Release No. 3 for Woodcrest Estates for the amount to \$104,145.12. Mr. Doering seconded the motion. The motion carried unanimously.

Project: Creekview

Applicant: Heritage Building Group

Mr. Doering moved to authorize the Township Engineer to perform an inspection for Escrow Release No. 4 for Creekview. Mr. Leinbach seconded the motion. The motion carried unanimously.

Project: Coventry Glen

Applicant: Heritage Building Group

Mr. Leinbach moved to authorize the Township Engineer to perform an inspection for Escrow Release No. 7 for Coventry Glen. Mr. Doering seconded the motion. The motion carried unanimously.

Project: Heather Glen

Applicant: Heritage Building Group

Mr. Leinbach moved to authorize the Township Engineer to perform an inspection for Escrow Release No. 3 for Heather Glen. Mr. Rinehart seconded the motion. The motion carried unanimously.

Project: Orchard Ridge

Applicant: High Associates, Inc.

High Associates offered the realigned portion of Spiece Road for dedication. Mr. Leinbach moved to authorize the Township Engineer to perform an inspection of the realigned portion of Spiece Road and authorize the Township Solicitor to prepare the appropriate documents. Mr. Doering seconded the motion. The motion carried unanimously.

The Township Manager noted payment for the EDU rental charges at Orchard Ridge is expected tomorrow.

Project: Ivywood Estates

Applicant: T.H. Properties

Mr. David Brewer of T.H. Properties, Inc. was present. There was a discussion regarding recreation, open space and sewer issues.

Mr. Preston noted a response was received from the North Coventry Municipal Authority regarding T.H. Properties request for EDU's and stated the issue will be handled in negotiations. Mr. Leinbach noted his understanding is the \$125,000 is tied only to open space and not EDU's. Mr. Preston noted T.H. Properties should clarify the \$125,000 issue.

Mr. Leinbach moved to have the \$125,000 be a fee in lieu of open space. Mr. Doering seconded the motion. Mr. Roland opposed due to concerns regarding lack of tot lots. The motion carried with a 4-1 vote.

Project: Cingular Land Development

Applicant: Cingular Pennsylvania LLC

Mr. Leinbach moved to grant waiver from Section 304.3.A(5) of the Subdivision and Land Development Ordinance to allow the preliminary plan to be titled 'Preliminary Plan' and to allow the application to proceed concurrently through the preliminary plan and final plan approval process. Mr. Doering seconded the motion. The motion carried unanimously.

Mr. Leinbach moved to grant waiver from Section 304.3.A(12) of the Subdivision and Land Development Ordinance to allow the rights-of-way along Bethel Road and Ridge Road to not

be shown with bearings and distances. Mr. Rinehart seconded the motion. The motion carried unanimously.

Mr. Leinbach moved to grant waiver from Section 304.3.A(16) of the Subdivision and Land Development Ordinance to allow the widths of existing rights-of-way and cartways to not be shown. Mr. Rinehart seconded the motion. The motion carried unanimously.

Mr. Leinbach moved to grant waiver from Section 304.3.D of the Subdivision and Land Development Ordinance to allow the exclusion of a Preliminary Resource and Conservation Plan from the preliminary plan requirements. Mr. Rinehart seconded the motion. The motion carried unanimously.

Mr. Leinbach moved to grant waiver from Sections 304.3.F(3) and 306(1) of the Subdivision and Land Development Ordinance to allow the exclusion of a Preliminary Conservation Plan from the preliminary plan requirements. Mr. Rinehart seconded the motion. The motion carried unanimously.

Project: Hidden Acre Estates Applicant: AMCC Propertes III, Inc.

Mr. Leinbach moved to approve Resolution No. 2005-15 granting sketch plan approval for Hidden Acre Estates. Mr. Doering seconded the motion. The motion carried unanimously.

Project: Coventry Self Storage Applicant: Ronald and Shirley Elliott

Mr. Doering moved to approve Resolution No. 2005-16 granting preliminary plan approval for Coventry Self Storage. Mr. Leinbach seconded the motion. The motion carried unanimously.

5. OTHER BUSINESS

2005 Road Projects

Mr. Doering moved to approve payment for Part A of the 2005 road projects in the amount of \$37,935.44. Mr. Leinbach seconded the motion. The motion carried unanimously.

Mr. Rinehart moved to approve payment for Part B of the 2005 road projects in the amount of \$41,815.70. Mr. Leinbach seconded the motion. The motion carried unanimously.

PennDot Winter Traffic Services Agreement

Mr. Doering moved to approve resolution for winter traffic services agreement with PennDot. Mr. Rinehart seconded the motion. The motion carried unanimously.

6. DISCUSSION ITEMS

Zoning Hearing Board

The Board accepted the resume of Peter Vetere for the Zoning Hearing Board. Mr. Preston requested renewal letters for open positions.

Township Office Furniture

Mr. Leinbach moved to offer to the Ridge Fire Company the unused township office furniture and what is left sell. Mr. Doering seconded the motion. The motion carried unanimously.

Zoning Officer

Mr. Preston noted interviews for and presentations for Zoning Officer will be conducted on October 10, 2005.

Future Appointments

The future appointments were already addressed.

7. ADDITIONAL ITEMS BROUGHT TO THE BOARD

Mr. Rinehart moved to accept the salt bid recommendation as presented by the Public Works Supervisor. Mr. Leinbach seconded the motion. The motion carried unanimously.

Mr. Preston stated the substantial completion certificate agreement should be simplified. There was brief discussion regarding EDU fees.

Mr. Leinbach moved to approve the permit for sewer hookups and allow the existing residents to begin filling out the permit. Mr. Rinehart seconded the motion. The motion carried unanimously.

Mr. Roland requested a sewer update be sent to the Earl Drive/East Cedarville Road residents.

Mr. Leinbach moved to authorize the Township Solicitor to obtain the proper signatures on the Woodcrest agreement amendments per Township Solicitor dated September 7, 2005. Mr. Doering seconded the motion. The motion carried unanimously.

Mr. Roland as the status of the Tim Hansberry property. The Township Manager noted the Code Official is working on a report.

Mr. Doering inquired about the Fricks Locks Lease and the Township Manager noted we have not received further information from PECO/Exelon.

Mr. Rinehart asked about the Maack property lease and the Township Solicitor noted he is waiting for exhibits and Mr. Leinbach requested the lease bid information be advertised as soon as possible.

Mr. Leinbach requested an updated Zoning Ordinance with all comments and corrections be distributed to the Board of Supervisors.

8. ADJOURNMENT

Mr. Leinbach moved to adjourn the monthly meeting at 9:20 p.m. Mr. Doering seconded the motion. The motion carried unanimously. An executive session was held to discuss negotiations.

Respectfully submitted,

David K. Leinbach
Township Secretary